

BULLETIN 80-1 (Property Maintenance Code)

Revised September 15, 2008



1. All hazardous, improper and/or illegal wiring shall be removed or rewired to the present Electrical Code. This will include other buildings on the property such as garages, sheds, etc.

2. Minimum size for all new services for single residential occupancies shall be 100 ampere, 240 volt.

3. No additions or extensions will be allowed on an existing 30 ampere service.

4. The following are the minimum requirements for a new service installation:

a. Electrical outlets required: Every habitable room 120 square feet or less in area, of a dwelling or dwelling unit of a multiple dwelling shall contain at least two (2) separate and remote duplex outlets. An additional duplex outlet shall be required for each additional 80 square feet or fraction thereof. Most new outlets must be Arc-Fault Circuit Interrupter (AFCI) protected (see Section 210.12 of the 2008 National Electrical Code).

b. In kitchens, three (3) separate and remote duplex outlets shall be required. At least one of the required duplex outlets shall be supplied by a separate twenty (20) ampere circuit. Any new receptacle installed for the counter top shall be of the ground-fault circuit interrupter (GFCI) type.

c. Every public hall, water closet compartment, bathroom, laundry room and furnace room shall contain at least one electric light fixture. In addition to the light fixture, every bathroom and laundry room must have at least one (1) duplex outlet. The required duplex outlet in each laundry room must be on a separate twenty (20) ampere circuit. The required duplex outlet in each bathroom must be of the ground-fault circuit interrupter (GFCI) type. Any existing outlets in any bathroom must be converted to a GFCI-protected outlet or removed. The required GFCI outlet in the bathroom must be immediately adjacent to the sink. If a bathroom is added or gutted as part of an update, a 20 ampere circuit will be required per NEC 210.11(C)(3).

d. Every common hall and inside stairway in every residential structure or dwelling unit shall be adequately lit with an illumination of at least five (5) lumens per square foot in the darkest portion of the normally traveled stairs and passageways.

e. All exterior exits and entryways are required to be illuminated a minimum of one (1) footcandle at grade level for security.

f. Exterior lighting at garages and surface parking areas of multi-unit (three(3) or more units) buildings is required to be adequate so as to not endanger health or safety. An average of one(1) footcandle at the pavement is required. Exterior lighting must be in conformance with other City Codes and Ordinances.

g. Basement: One lighting outlet is required for each 200 square feet of floor space. At least one of the required basement lighting outlets shall be switched from the head of the stairs. Any new outlet installed in the basement must be a GFCI-type unless for a dedicated appliance per NEC 210-8(a)(5).

h. Smoke Detectors: 1. All single-family dwellings shall have a hard-wired (120 volt electrical, not battery) **battery-backup** smoke detector installed near (not in) the bedrooms. If there are legal bedrooms on more than one level, the detector shall be installed on the level that has the greater number of bedrooms. If there are an equal number of bedrooms on more than one level, the detector shall be installed on the upper level near the bedrooms. 2. If the project includes building construction that requires a Building Permit, additional hard-wired interconnected and/or battery-type smoke detectors are required per the Building Code. Contact the Building Inspectors at (651) 266-9002 (7:30-9:00am M-F) to determine what additional detectors are needed.

5. All metallic light fixtures (luminaires), if within five(5) feet horizontally or eight(8) feet vertically of grounded surfaces (metallic piping, concrete floor, etc.) must be grounded. Some examples would be bathroom lights, the light over the kitchen sink and similar.

6. Residential closet lights: All closet lights must either be a florescent fixture (luminaire) or an enclosed incandescent fixture of the types required by the present Electrical Code. Fixtures must not be directly over the storage area in a closet: they must either be moved or eliminated and blanked off.

7. Service conduits run in outside walls: If a 100-ampere service is changed from fuses to circuit breakers, the meter is already outside, and the existing conduit is run in the outside wall, the conduit may be re-used. If the service is an upgrade (increase in amperage), conduit in the wall **may not** be re-used.